

Linda B. Riegle

Honorable Linda B. Riegle
United States Bankruptcy Judge



Entered on Docket
February 19, 2013

MICHAEL J. HARKER, ESQ.
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UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

In Re:

SANDRA LUZ SANCHEZ,

Debtor.

CASE NO.: 12-11548-lbr
Chapter 13

Hearing Date: February 7, 2012
Hearing Time: 3:15 p.m.

ORDER GRANTING MOTION TO VALUE COLLATERAL

There being no objection by the Chapter 13 Trustee or any creditor in the above-referenced case;
and

After reviewing the pleadings, evidence, records, and documents on file herein and good
cause appearing,

///

1 IT IS HEREBY ORDERED, ADJUDGED and DECREED that;

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3 1. BANK OF AMERICA N.A.'s claim shall be bifurcated and treated as a secured
4 claim in the sum of \$100,000.00 at an interest rate of 4.25% APR pursuant to prior stipulation

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6 2. WELLS FARGO BANK, has a second Deed of Trust in the sum of \$57,626.74 shall
7 be "stripped off" or "avoided" and their secured claim shall be reclassified as an unsecured claim
8 pursuant to 11 U.S.C. Section 506(a) upon completion of the debtor's chapter 13 plan payments;
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10 3. The real property address is 6037 Gum Springs Street, Las Vegas, Nevada , 89081.
11 APN#124-26-214-040 and the legal description is FIFTH & FARM UNIT 1C, PLAT BOOK
12 114 PAGE 39, LOT 96, BLOCK 6 in the Office of the County Recorder, Clark County, Nevada.
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18 IT IS FURTHER ORDERED THAT should Debtor receive a discharge in this case, WELLS
19 FARGO BANK, shall as soon as practicable thereafter take all necessary and appropriate steps to
20 remove their liens of record, and to ensure that Debtor's title to subject property is clear of any cloud
21 on title related to either Lienholders claim. This Court hereby reserves jurisdiction with respect to
22 any dispute over the actions necessary to comply with this paragraph; and

23 IT IS FURTHER ORDERED THAT, should this case be converted to one under another
24 chapter, 11 U.S.C. § 348 (f) shall govern the continuing validity of this order; and

25 IT IS FURTHER ORDERED THAT, should this case be dismissed, 11 U.S.C. §
26 349(b)(1)-(3) shall govern the continuing validity of this order; and
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1 IT IS FURTHER ORDERED THAT, nothing in this order shall be deemed to be an allowance
2 or disallowance of any claim of Senior Lienholder or Junior Lienholder, and any party in interest,
3 including the Debtor or the Trustee, may hereafter object to either claim on any ground recognized by
4 the Bankruptcy Code.

5 Submitted by:

6 MICHAEL J. HARKER, ESQ
7

8 By /s/ Michael J. Harker
9 BOGGESS & HARKER
5550 Painted Mirage Road, #255
Las Vegas, NV 89149
10 Attorney for Debtor

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1 In accordance with LR 9021, counsel submitting this document certifies that the
2 order
3 accurately reflects the court's ruling and that (check one):

4 ____ The court has waived the requirement set forth in LR 9021(b)(1).

5 X No party appeared at the hearing or filed an objection to the motion.
6

7 ____ I have delivered a copy of this proposed order to all counsel who
8 appeared at the hearing, and each has approved or disapproved the order, or
9 failed to respond, as indicated below [list each party and whether the
party has approved, disapproved, or failed to respond to the document]:

10 Counsel appearing: NONE.

11 Unrepresented parties appearing: None

12 Trustee: No Appearance at Hearing; No additional Service required.

13 ____ I certify that this is a case under Chapter 7 or 13, that I have
14 served a copy of this order with the motion pursuant to LR 9014(g), and
15 that no party has objected to the form or content of the order

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